

# EASTERN AREA PLANNING COMMITTEE 10<sup>TH</sup> DECEMBER 2025

## UPDATE REPORT

Item No: (1) Application No: 24/02051/FUL Page No. 13 - 23

Site: Compound Rear of James Farm, James Lane, Grazeley Green, RG7 1NB

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### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

### 2. Additional Consultation Responses

Public representations:	
	No additional representations received.

### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to amending condition 6 and addition of condition 7 as set out below.

6	<p>The applicant has requested that the operating hours are consistent with the site as approved to the east of the application site ie extended as below. The Council Environmental Health officer was consulted and is content that the revised condition below is recommended.</p> <p><i>The use hereby permitted shall not be open to customers outside the hours of 7:00am to 10:00pm on any day. The movement and maintenance of containers shall not be carried out outside the hours of 8:00am to 6:00pm Mondays to Fridays; 8:00am to 1:00pm on Saturdays; and at no time on Sundays and Bank Holidays.</i></p>
7	<p>Additional condition recommended.</p> <p>At no time shall more than 30% of the storage units [55 number] be used for commercial tenants on the site.</p> <p>Reason. In the interests of highway safety and the flow of traffic on the Local Highway Network, to keep future traffic flows to an acceptable level in accord with the advice in policy DM42 in the WBLPR of 2023 to 2041.</p>

### 4. Amendment to list of Ward Members

The report should list the following Ward Members: Cllr Geoff Mayes; Cllr Vicky Poole; Cllr Nick Carter